

**CITY OF NOBLE ORDINANCE NO. 611**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF NOBLE, OKLAHOMA, REZONING THE REAL PROPERTY DESCRIBED HEREIN FROM A-1 (AGRICULTURAL) TO C-4 (GENERAL COMMERCIAL) AND ASSIGNING A SPECIAL-USE ON REVIEW PERMIT FOR TOURIST ACCOMMODATIONS: CAMPGROUND ON A PORTION OF THE REZONED PROPERTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE DECLARATION OF AN EMERGENCY IF BY SEPARATE VOTE THE CITY COUNCIL DETERMINES THAT AN EMERGENCY EXISTS NECESSITATING THAT THIS ORDINANCE BE DECLARED TO BE EFFECTIVE IMMEDIATELY UPON ITS ADOPTION.**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NOBLE, OKLAHOMA:

**SECTION 1.** That the tract of real property described herein and located within the municipal limits of the City of Noble, Oklahoma, is hereby re-zoned at the request of ALL SEASONS LANDSCAPE MANAGEMENT, the property owner and after notice to all parties entitled to notice according to law and formerly classified as A-1 (AGRICULTURAL) shall henceforth be classified as C-4 (GENERAL COMMERCIAL) according to the Code of Ordinances of the City of Noble, Oklahoma:

Part of the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at the Southwest corner of said SE/4; thence North along the West line of said SE/4 a distance of 710.00 feet; thence East a distance of 600.78 feet to a point on the West Right of Way line of the A.T.& S.F. Railroad; thence Southeasterly along said West Right of Way line on a curve to the left having a radius of 2964.83 feet a distance of 40 feet; thence South 38°55'44" East continuing along said West Right of Way line a distance of 249.55 feet; thence South 32°22'44" East continuing along said West Right of Way line a distance of 572.50 feet to a point on the South line of said SE/4; thence South 89°40'44" West along said South line a distance of 1085.25 feet to the Point of Beginning, EXCEPT for the following described real property and premises situate in Cleveland County, State of Oklahoma, to-wit: All that part of the Southeast Quarter (SE/4) of Section Twenty-seven, Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows: Beginning at a point on the westerly property line of The Atchison, Topeka and Santa Fe Railway Company which is 100 feet Southwesterly of and measured at right angles to center line of original main track at Mile Post 408 plus 2891.5 feet; thence Southeasterly along said Railway Company's westerly property line which at this location lies 100 feet westerly of, measured at right angles to, and parallel with said center line of the original main track, a distance of 500 feet more or less to a point on the South line of said Southeast Quarter (SE/4) of Section Twenty-seven (27); thence West measured along the South line of said Southeast Quarter (SE/4) of Section Twenty-seven (27) a distance of 85.6 feet more or less, thence Northwesterly 452 feet more or less to the point of beginning

**SECTION 2.** That a portion of the rezoned property described in Section One of this Ordinance is hereby granted a Special Use Permit pursuant to Section 12-423.1.2 of the Code of Ordinances of the City of Noble for "Tourist Accommodations: Campground", as defined in Section 12-304.70 of the Code of Ordinances of

the City of Noble, Oklahoma. The legal description of the rezoned tract to which the Special Use, "Tourist Accommodations: Campground" is permitted is:

Part of the Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of said SE/4; thence North along the West line of said SE/4 a distance of 710.00 feet to the Point of Beginning; thence East 600.78 feet to a point on the West Right of Way line of the A.T.&S.F. Railroad; thence Southeasterly along said West Right of Way line on a curve to the left having a radius of 2964.83 feet a distance of 40 feet; thence South 38°55'44" East continuing along said West Right of Way line a distance of 249.55 feet; thence South 32°22'44" East continuing along said Right of Way line a distance of 572.50 feet to a point on the South line of said SE/4; thence South 89°40'44" West along said South line a distance of 728.60 feet; thence North and parallel to the West line of said SE/4 a distance of 610.00 feet; thence West and parallel with the South line of said SE/4 a distance of 356.65 feet to the West line of said SE/4; thence North along the West line of said SE/4 a distance of 100.00 feet to the Point of Beginning, containing 8.97 acres, more or less.

**SECTION 3. Provisions Severable.**

The provisions of this ordinance are severable and if any section, subsection, subdivision, paragraph, sentence, clause or phrase or any part thereof is for any reason determined to be unconstitutional or adjudged invalid or ineffective by any Court of competent jurisdiction, such determination or adjudication shall not affect or impair the validity or effectiveness of the remaining parts, provisions or portions hereof.

**EMERGENCY CLAUSE**

WHEREAS, it being immediately necessary for the preservation of the peace, health, welfare and safety of the City of Noble, Oklahoma, and the inhabitants thereof that the provisions of this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof, this ordinance shall take effect and be in full force from and after its passage as provided by law.

ADOPTED AND APPROVED THIS 18 DAY OF Sept, 2023.

ATTEST:

  
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MAYOR

  
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CITY CLERK

(SEAL)

